

EBEY'S LANDING NATIONAL HISTORICAL RESERVE



Established to protect and preserve a rural community and its
unbroken historical record of exploration and settlement in
Puget Sound.

SUMMARY

- Background
- Definitions & Terminology
- Design Review Area 3
- COA Table
- Parcel-by-Parcel
- Findings & Conclusions



BACKGROUND

- Ebey's code update is a 2022 work plan priority
- Unique Model of Preservation
- A Cultural Landscape
- Ensure Growth while Preserving Historic Elements



DEFINITIONS & TERMINOLOGY



"That's a new word legal came up with. They're still working on a definition for it."

- Definition section – Essential
- Nuanced Terminology
- Provide Consistency
- Engage with and Educate our Residents

Definitions examples:

- Historic Property vs Contributing Resource vs Non-Contributing Resource
- Preservation, Reconstruction, Rehabilitation, & Restoration

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Definitions examples:

- Historic Property vs Contributing Resource vs Non-Contributing Resource
- Preservation, Reconstruction, Rehabilitation, & Restoration

Terminology examples:

- Historic ~~building or structure~~
Property
- ~~Board~~ **BOCC**
- ~~reserve~~ **Reserve**

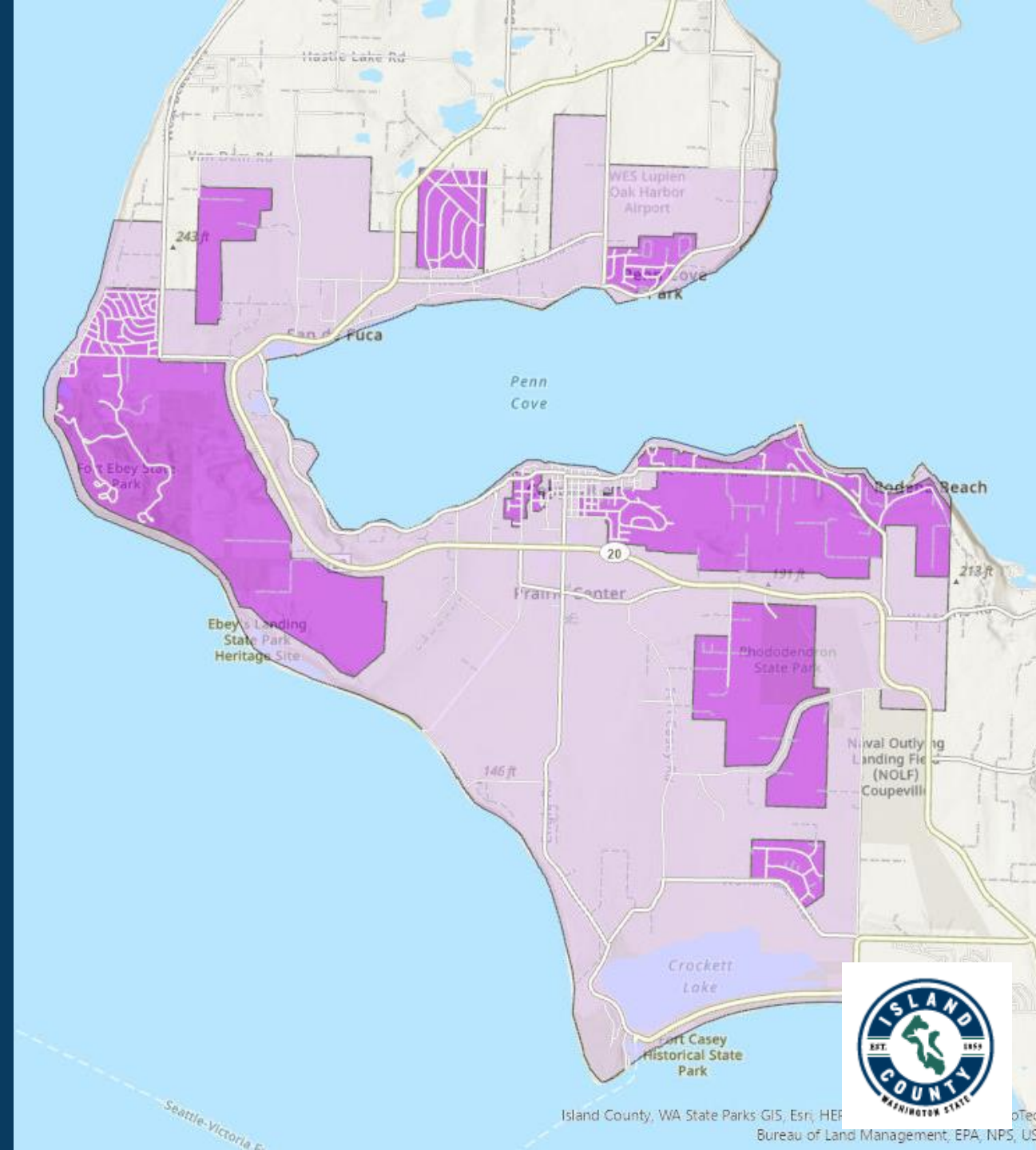
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DESIGN REVIEW AREAS

- Creatively Promote & Facilitate Growth
- Design Review Area 1
- Design Review Area 2



DESIGN REVIEW AREA 3

- Creatively Promote & Facilitate Growth
- Design Review Area 1
- Design Review Area 2
- Design Review Area 3

Penn Cove Rural Residential RAID

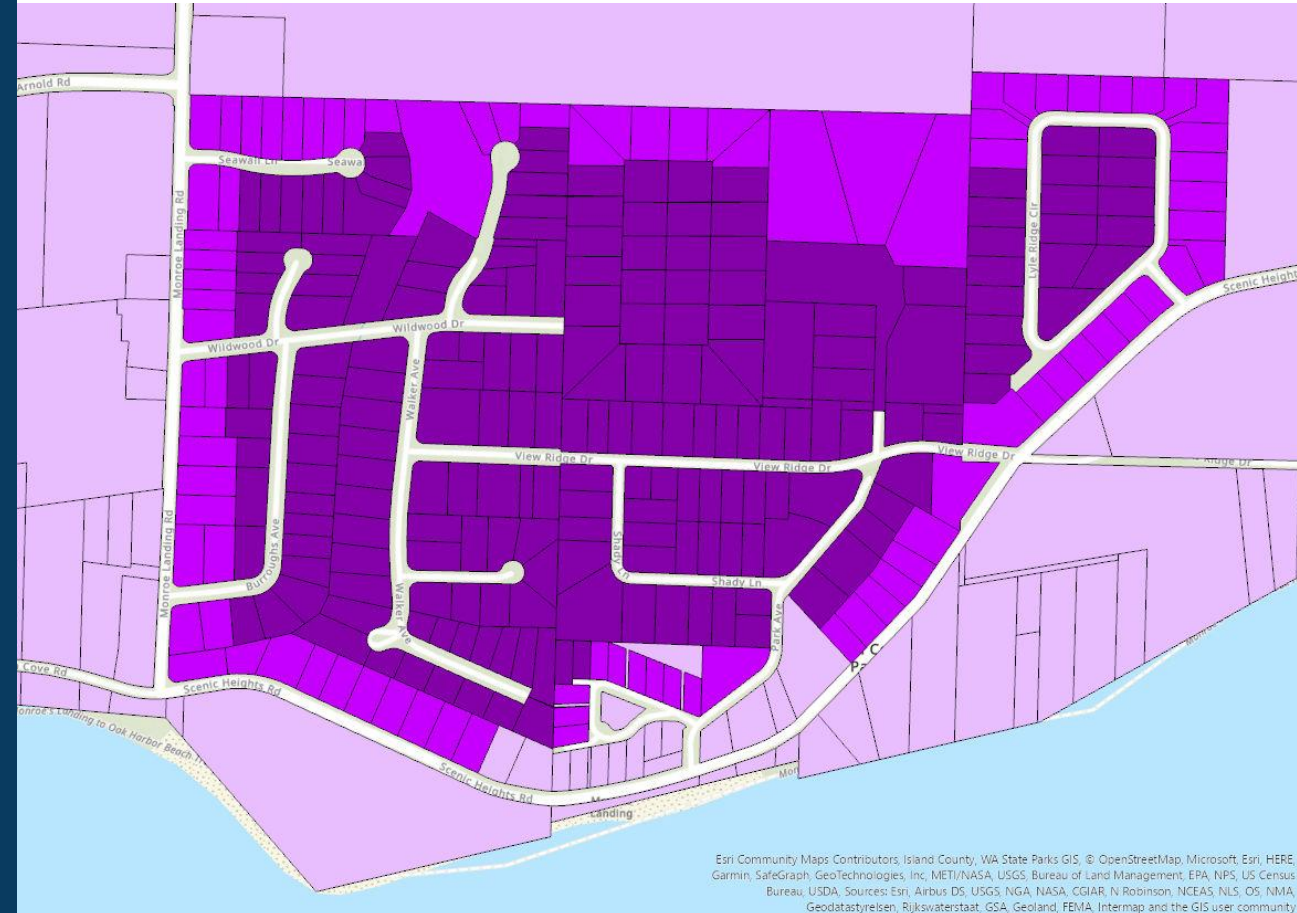
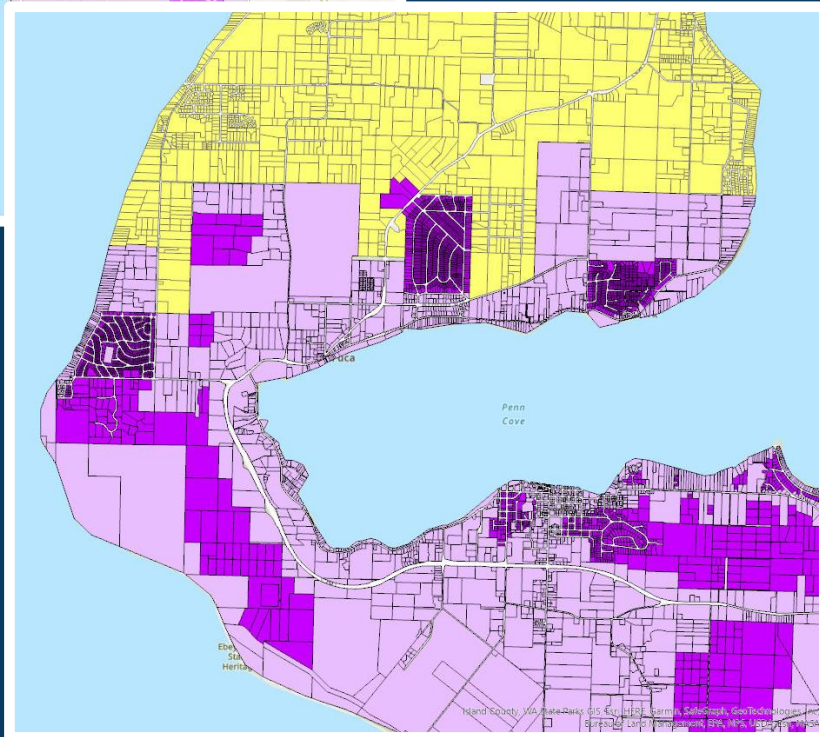
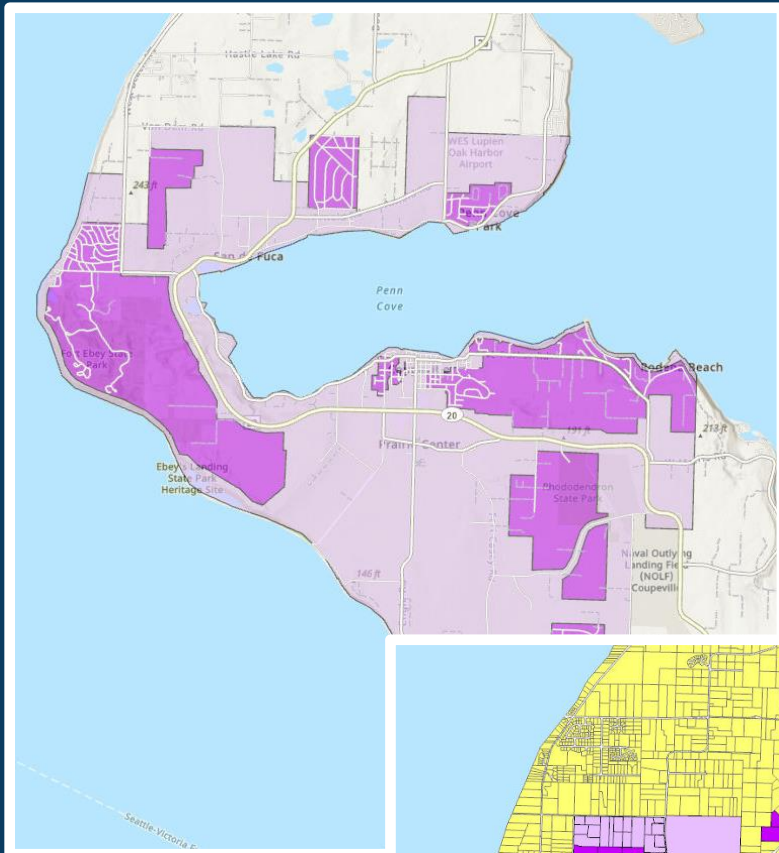


Table 17.04A.100.B	Ebey's Landing National Historical Reserve Certificate of Appropriateness					
E – Exempt Activity	Historic Property		Non-Historic Property			ICC Reference
A – Level A COA 17.04A.110	Contributing Resource	Non- Contributing Resource	Design Review Area 1	Design Review Area 2	Design Review Area 3	See Also...
B – Level B COA 17.04A.120						
C – Level C COA 17.04A.130						
D – Level D COA 17.04A.130						
Accessibility alterations / improvements	D	B	A	E	E	ELDG 4.1.3
Accessory use or building – Permanent	C / B	C / B	B ³ /E	B ³ /E	B ³ /E	ELDG 4.6.7
Additions / remodels (non- residential)	D	D ¹² /C	D ¹² /C	B	A	ELDG 4.3
Additions / remodels (residential)	D	D ¹² /C	D ¹² /C	B	A	ELDG 4.3.2
Agricultural activities	E	E	E	E	E	17.04A.050
Agricultural structures less than 10,000 ft ²	E	E	E	E	E	17.04A.050 ELDG 5
Agricultural structures greater than 10,000 ft ²	D	D ¹² /C	D ¹² /C	C	C	17.04A.050 ELDG 5
Alteration of interior features	D ³ /E	E	E	E	E	ELDG 4.3.2

CERTIFICATE OF APPROPRIATENESS TABLE

- Differentiates between historic property types
- Differentiates between Design Review Areas
- Easier for staff and public
- (Re)Introduction of COA Level D





PARCEL BY PARCEL

- Allows staff and the public to easily identify:
 - Design Review Area
 - Historic Property
 - NPS Easements





Eckholm Farm

FINDINGS & CONCLUSIONS

- Clarify and add new definitions
- Update terminology
- Implement Design Review Area 3
- Adopt COA Table